



99 Morant Road, Colchester, CO1 2JB

£1,350 Per Month

- Two/Three Bedroom End Terrace House
- Modern Kitchen and Bathroom
- Good Sized Rear Garden
- Unfurnished
- Recently Redecorated
- Gas Central Heating
- Available Now

Living Room

11'3" x 10'11"

The front entrance opens into this spacious living room. Window to front aspect. Door leads to stairs and:

Dining Room

11'3" x 13'4"

with window to rear aspect and door leading to:

Kitchen

6'7" x 9'9"

A modern kitchen comprising of plenty under counter and eye level storage. With plumbing and space for a washing machine and fridge/freezer. Window to side aspect and doors leading to rear garden and:

Bathroom

6'0" x 5'5"

A modern bathroom with white panel bath and shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Stairs/Landing

Doors leading to:

Bedroom One

11'2" x 9'3"

A double bedroom with integrated wardrobes and window to front aspect.

Bedroom Two

11'2" x 10'11"

A double bedroom with a storage cupboard. Window to rear aspect and door leading to:

Bedroom Three/Study

5'6" x 12'10"

A single bedroom with integrated wardrobes. Suitable as a nursery or study.

Outside

To the front of the property is an brick wall enclosed patio. To the rear of the property is a mostly laid lawn garden enclosed by wood panel fencing.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,557.00

Council Tax Band: B

Availability: Now

EPC Rating: E

No Pets

Non Smokers

* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

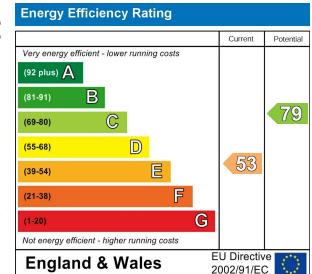
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

E



Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"